

Court File No. CV-25-00748871-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE

IN THE MATTER OF THE *COMPANIES' CREDITORS*
ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF CLAIRE'S STORES CANADA CORP.
(the "**Applicant**")

MONITOR'S CERTIFICATE
(LEASE ASSIGNMENT)

RECITALS

1. Pursuant to the Initial Order of the Honourable Madam Justice J. Dietrich of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated August 6, 2025 (as amended and restated on August 15, 2025, and as may be further amended, restated or supplemented from time to time), the Applicant was granted protection from its creditors pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the "**CCAA**"), and KSV Restructuring Inc. was appointed as the monitor (the "**Monitor**").
2. Pursuant to an Approval and Vesting Order (the "**Order**") of the Court dated September 16, 2025, the Court, *inter alia*, (i) approved the Asset Purchase Agreement dated August 18, 2025, including the exhibits and schedules attached thereto (the "**APA**") between Claire's Holdings LLC ("**Parent**"), the Applicant (in such capacity, the "**Canadian Vendor**") and the other subsidiaries of Parent listed as signatories thereto, as vendors, and AWS Claire's, LLC ("**AWS**"), as purchaser, as amended by an amending agreement dated as of September 8, 2025, (the "**Amending Agreement**") and as further modified by a Letter Agreement dated September 10, 2025, among the Canadian Vendor, Parent, and AWS (the "**Canada Letter Agreement**", and together with the

APA and Amending Agreement, and as further amended or modified from time to time, the “**Purchase Agreement**”), and the transactions contemplated therein (collectively, the “**Transactions**”), (ii) provided for the transfer to and the vesting in Claire’s Essentials Canada Corp., an affiliate of AWS, (the “**Canadian Purchaser**”) of all of the Canadian Vendor’s right, title and interest in and to the applicable Canadian Acquired Assets free and clear of all Claims and Encumbrances other than Canadian Assumed Liabilities and Canadian Permitted Encumbrances, which vesting is to be effective with respect to the Canadian Acquired Assets upon the delivery by the Monitor to the Canadian Vendor and the Canadian Purchaser of the Closing Monitor’s Certificate and service of same on the service list, and (iii) ordered the assignment of Canadian Assumed Leases to the Canadian Purchaser pursuant to section 11.3 of the CCAA, subject to and in accordance with the terms thereof.

3. The Monitor delivered the Closing Monitor’s Certificate to the Canadian Vendor and the Canadian Purchaser on September 18, 2025.

4. Pursuant to the Order, the Monitor may rely on written notice from the Canadian Vendor, the Canadian Purchaser and the counterparties under the Canadian Assumed Leases regarding the matters set out in paragraphs 15 and 16 of the Order and any other matter pertaining to the Transactions.

3. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Order or Purchase Agreement, as applicable.

THE MONITOR HEREBY CERTIFIES the following:

1. The Monitor has received written notice from the Canadian Purchaser that it has designated the Lease Documents pertaining to the Eligible Canadian Stores that are set out on Schedule “1” to this Monitor’s Certificate as Canadian Assumed Leases; and

2. With respect to each Eligible Canadian Store listed on Schedule “1” to this Monitor’s Certificate, the Monitor has received written confirmation from the Canadian Purchaser that arrangements are in place for the payment of all Cure Costs in respect of the applicable Canadian Assumed Leases at the Lease Assignment Effective Time, subject to paragraphs 15 and 16 of the Order.

This Monitor’s Certificate was delivered by the Monitor at 7:30 p.m. (Toronto time) on September 30, 2025.

DocuSigned by:

ACEC26DE2134466...

**KSV RESTRUCTURING INC., solely in its
capacity as Monitor of the Applicant, and not
in its personal capacity**

SCHEDULE “1” TO THE MONITOR’S CERTIFICATE**CANADIAN ASSUMED LEASES**

No.	Shopping Centre/Location	Store/Unit Address
1	Toronto Premium Outlets	13850 Steeles Ave W Suite #1319
2	Promenade St. Bruno	1 Boulevard Des Promenades Suite #L008
3	Rideau Centre	50 Rideau Street Suite #110
4	[Intentionally omitted]	
5	Bower Place Shopping Centre	4900 Molly Banister Drive Suite #191
6	Lime Ridge Mall	999 Upper Wentworth St Suite #0172A
7	Oshawa Centre	419 King Street West Suite #4050
8	Pen Centre	221 Glendale Avenue Suite #92
9	Masonville Place	1680 Richmond Street Suite #L062
10	Aberdeen Mall	266-1320 W. Trans Canada Suite #0266B
11	Midtown Plaza	201 1st Ave South Suite #219A
12	St. Vital Centre	86-1225 St. Mary's Rd Suite #62
13	Kildonan Place	1555 Regent Ave West Suite# T47
14	Halifax Shopping Centre	7001 Mumford Road Suite #204
15	West Edmonton Mall	8882 170th Street Suite #A-129
16	Sunridge Mall	2525 36th Street Suite #142
17	Georgian Mall	509 Bayfield Street Suite #N28
18	Southcentre Mall	100 Anderson Road Suite #55
19	[Intentionally omitted]	
20	Guildford Town Centre	2695 Guildford Town Ctr Suite #2223
21	Mayflower Mall	800 Grand Lake Road Suite #44A

22	Polo Park Shopping Centre	1485 Portage Avenue Suite #0316D
23	Mic Mac Mall	21 Mic Mac Blvd Suite #251
24	Orchard Park Shopping Centre	2271 Harvey Avenue Suite #235
25	Cataraqui Town Centre	Gardiner's Road & Hwy 2 Suite# U14
26	Mayfair Shopping Centre	247-3147 Douglas St Suite #294
27	Mcallister Place Shopping Centre	519 Westmoreland Road Suite #E-023
28	Regent Mall Shopping Centre	1381 Regent Street Suite #K002A
29	New Sudbury Centre	1349 Laselle Blvd Suite #58
30	Champlain Place Shopping Centre	477 Paul Street Suite #L-010
31	Market Mall	3625 Shagnappi Trail Suite #F014A
32	Richmond Centre	6551 No. 3 Road Suite #1850
33	Lloyd Mall	5211 - 44th Street Suite #135
34	Park Place	501 First Avenue South Suite #D31
35	Fairview Mall	1800 Sheppard Mall Sp Suite #2038
36	Chinook Centre	6455 Macleod Trail Suite #152
37	Royalty Crossing	670 University Avenue Suite #11
38	Gateway Mall	1403 Central Avenue Suite #350
39	Place D'Orleans Shopping Centre	110 Place d'Orleans Suite #1010
40	Sherwood Park Mall	2020 Sherwood Drive Suite #213
41	Pine Centre Mall	3055 Massey Drive Suite #61
42	The Toronto Eaton Centre	260 Yonge Street Suite #N105A
43	Sevenoaks Shopping Centre	32900 South Fraser Way, Suite #412
44	White Oaks Mall	1105 Wellington Road Suite #253

45	Peter Pond Shopping Centre	9713 Hardin Street Suite #1062
46	Timmins Square Shopping Centre	1500 Riverside Drive Suite #5
47	Bayshore Shopping Centre	100 Bayshore Drive Suite #T55B
48	Mapleview Mall	900 Maple Ave Suite #B23B
49	The Centre at Circle	3310 8th St. Suite #525
50	St. Laurent	1200 St. Laurent Boulevard Suite #226
51	Outlet Centre Ottawa	8555 Campeau Drive Suite #840
52	The Outlet Collection At Niagara	300 Taylor Road Suite #401
53	Carrefour Angrignon	7077 Boul Newman Suite #00280
54	Galleries De La Capitale	5401 Boul Des Galeries Suite #111
55	[Intentionally omitted]	
56	Carrefour Laval	3035 Boulevard le Carrefour Suite #N006
57	Fairview Park Mall	2960 Kingsway Drive #CO28
58	Outlet Collection Winnipeg	555 Sterling Lyon Parkway Unit #413
59	Sherway Gardens	25 The West Mall 0
60	Southgate Centre	111-51st Avenue 0
61	Dufferin Mall	900 Dufferin Street Suite #470
62	Fairview Pointe-Claire	6801 Trans-Canada Hwy Suite B003
63	Woodgrove Centre	6631 Island Hwy North Suite #55
64	Shoppers Mall	1570 18th Street Suite #43
65	The Mall at Lawson Heights	134 Primrose Suite #35
66	Northgate Shopping Centre	1500 Fisher Street Suite #144
67	Quinte Mall	390 North Front Street Suite #1B01B
68	Devonshire Mall	3100 Howard Avenue Suite #1

69	Cambridge Centre	355 Hespeler Rd Suite #306
70	Lansdowne Place	645 Lansdowne Street West Suite #114
71	Crossiron Mills	261055 Crossiron Blvd Suite #469
72	Premium Outlet Collection	1 Outlet Collection Way Unit 410
73	Premium Outlets Montreal	19001 Chemin Notre Dame Suite 615
74	West Edmonton Mall	8882 170th Street Suite #A-145
75	[Intentionally omitted]	
76	Willowbrook Mall	19705 Fraser Highway Unit 431
77	Avalon Mall	48 Kenmount Rd Unit 2180

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(COMMERCIAL LIST)
Proceeding commenced at Toronto

MONITOR’S CERTIFICATE
(LEASE ASSIGNMENT)
(Dated September 30, 2025)

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